

# 523 S MAIN STREET

FEDERALSBURG, MD 21632

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.6 Acres
Zoning:	Commercial
Market:	Eastern Shore of Maryland
Submarket:	Feddersburg

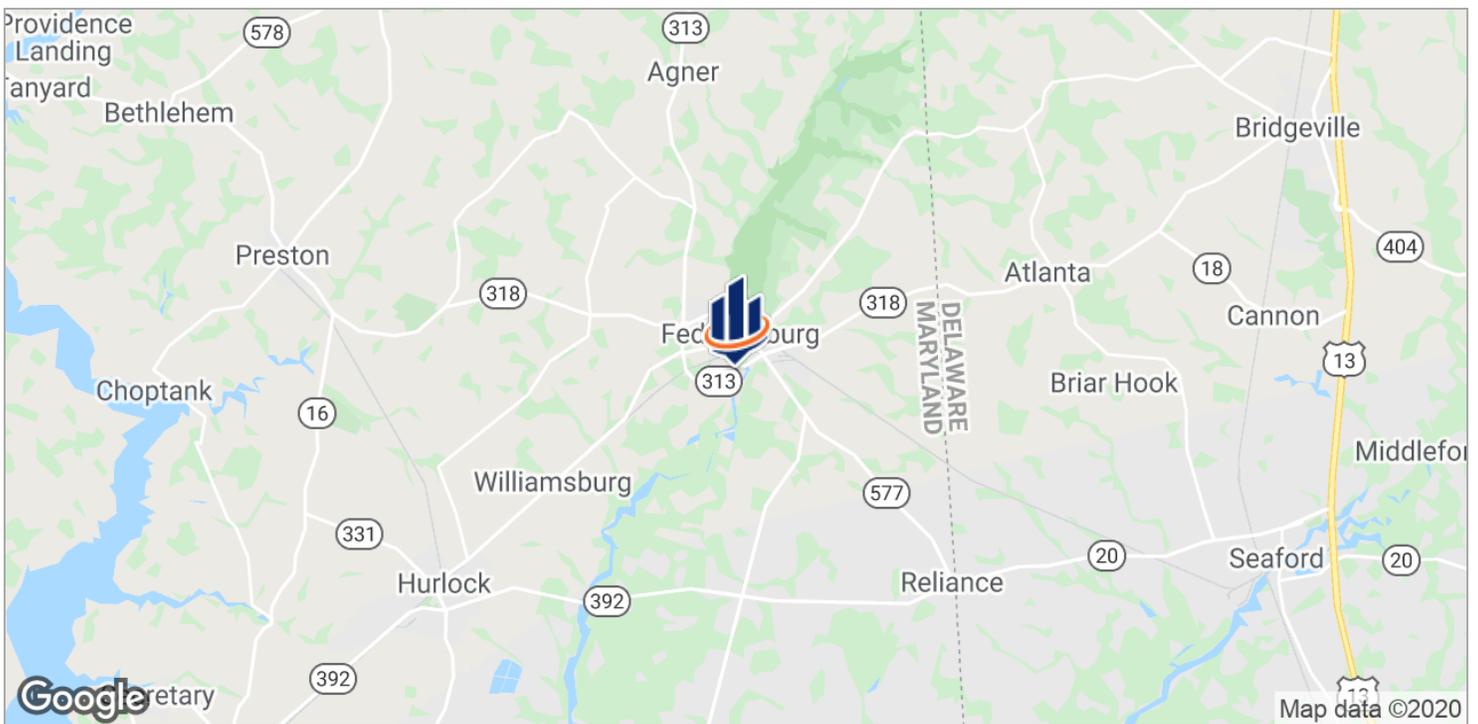
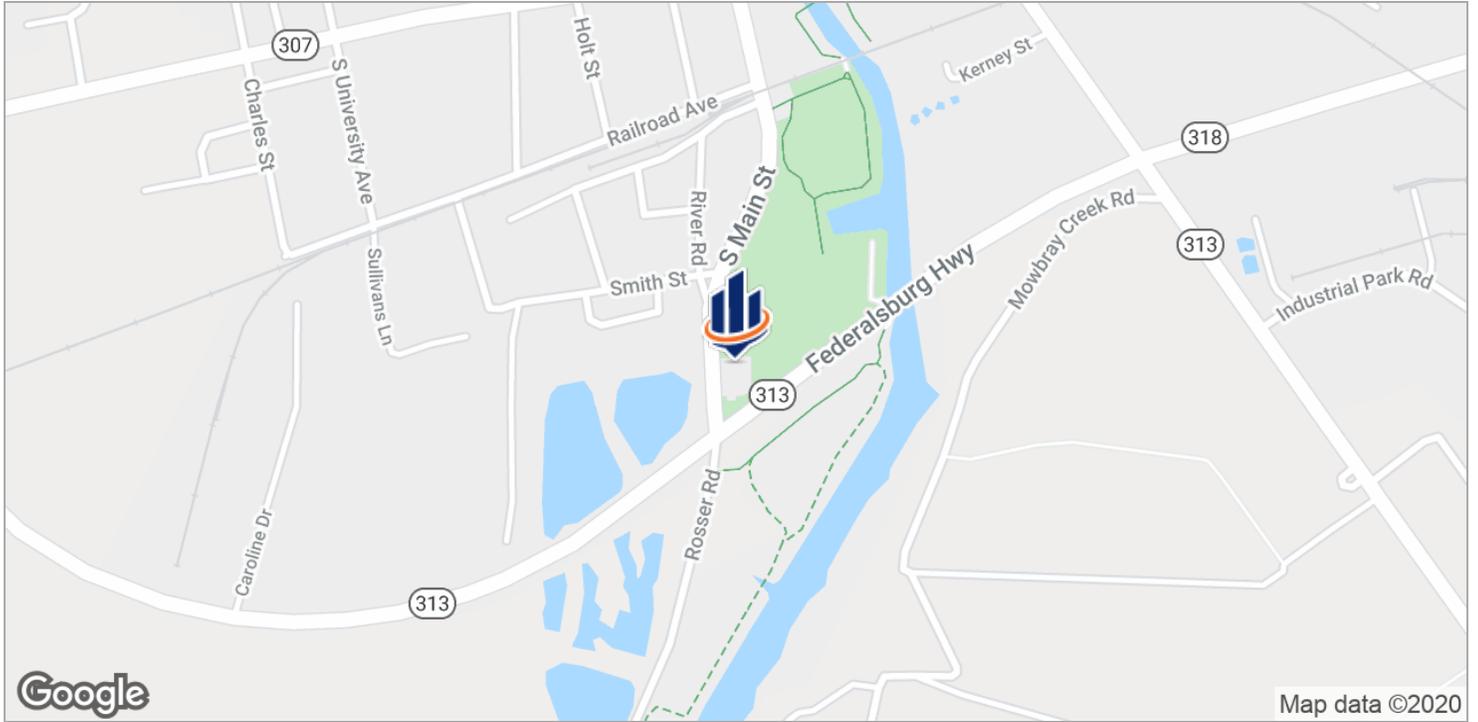
## PROPERTY OVERVIEW

1.60 +/- acre commercial lot with great dual road frontage. Just off the Feddersburg Bypass. Conveniently located approximately a half mile from Caroline Industrial Park, Frank Adams Industrial Park, Feddersburg Industrial Park and the Feddersburg Recreation Park & Marina.

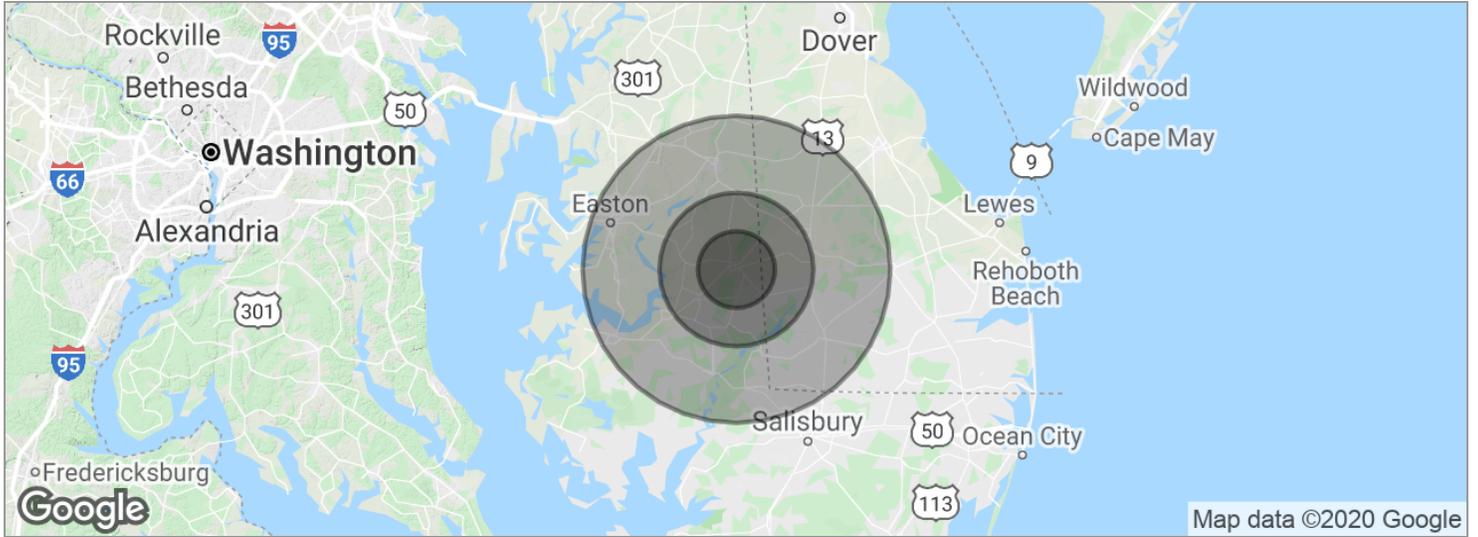
## PROPERTY HIGHLIGHTS

- 1.60 +/- Acre Commercial Lot
- Corner Location

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total population	7,578	26,893	132,024
Median age	38.2	40.7	40.3
Median age (Male)	38.5	40.5	39.2
Median age (Female)	38.0	40.9	41.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total households	2,963	10,031	49,605
# of persons per HH	2.6	2.7	2.7
Average HH income	\$50,726	\$58,892	\$62,466
Average house value	\$213,035	\$230,901	\$274,574

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact Information

## **TOM KNOPP**

Senior Advisor



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## **PROFESSIONAL BACKGROUND**

Tom Knopp serves as a Senior Advisor for SVN - Miller Commercial Real Estate specializing in the sale and leasing of industrial, retail, office and commercial investment properties, as well as land sales in both Maryland and Delaware. , Tom has secured more than 300 transactions resulting in a sales volume in excess \$100 million.

Notable career highlights for Toms include a sale of 85,000 SF of medical office space for \$21,850,000 ,CVS ground lease for \$3,975,000, PENCO lease of 104,000 SF of warehouse for \$1,800,000 and a 90,000 SF lease to Grayling Industries for \$2,200,000

Active in the real estate community, Knopp serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Federalsburg, Maryland.